

APPLICATION FOR THE CLEAN OHIO CONSERVATION FUND

APPLICANT: City of Wyoming

CODE # **061-86730**

(If Unknown Call OPWC)

DISTRICT NUMBER: 2 COUNTY: Hamilton DATE 08/10/06

CONTACT: Robert Harrison

PHONE # **(513) 821-7600**

(THE PROJECT CONTACT PERSON SHOULD BE THE INDIVIDUAL WHO WILL BE AVAILABLE DURING BUSINESS HOURS AND WHO CAN BEST ANSWER OR COORDINATE THE RESPONSE TO QUESTIONS)

FAX: (513) 821-7952

E-MAIL rharrison@wyoming.oh.us

PROJECT NAME: Van Roberts Greenway Expansion

ELIGIBLE APPLICANT

(Check Only 1)

☐ A. County (1)

☒ B. City (2)

☐ C. Township (3)

☐ D. Village(4)

☐ E. Conservancy District (6)

☐ F. Soil & Water

Conservation District (7)

☐ G. Joint Recreational District (8)

☐ H. Park District/Authority (9)

☐ I. Nonprofit Organization (10)

☐ J. Other _____ (11)

PROJECT TYPE

(Check Largest Component)

☒ A. Open Space (7)

☐ B. Riparian Corridor (8)

PRIMARY PROJECT EMPHASIS 4

(Choose a category from Attachment A which most closely describes your primary project emphasis.)

ESTIMATED TOTAL

PROJECT COST (from 1.1f): \$136,998

CLEAN OHIO CONSERVATION

FUNDING REQUESTED: (from 1.2e) \$102,875

NRAC APPROVAL - To be completed by the NRAC Committee ONLY

GRANT: \$ _____

FOR OPWC USE ONLY

PROJECT NUMBER: _____

APPROVED FUNDING: \$ _____

Local Participation _____ %

Project Release Date: _____

Clean Ohio Fund Participation _____ %

1.0 PROJECT FINANCIAL INFORMATION

(Round to Nearest Dollar)

TOTAL DOLLARS

In Kind
Dollars
(See definition in
instructions.)

1.1 PROJECT ESTIMATED COSTS:		<u>\$136,998.00</u>	<u>\$13,849.00</u>
a.) Acquisition Expenses:		<u>\$90,000.00</u>	<u>\$0.00</u>
Fee Simple Purchase	<u>\$90,000.00</u>		
Easement Purchase	<u>N/A</u>		
Other			
b.) Planning and Implementation:		<u>\$4,300.00</u>	<u>\$0.00</u>
Appraisal	<u>\$ 500.00</u>		
Closing Costs	<u>\$1,000.00</u>		
Title Search	<u>\$ 500.00</u>		
Environmental	<u>\$ 500.00</u>		
Assessments	<u>N/A</u>		
Design	<u>\$1,800.00</u>		
Other Eligible			
Costs	<u>N/A</u>		
c.) Construction or Enhancement of Facilities:		<u>\$27,6980.00</u>	<u>\$13,849.00</u>
d.) Permits, Advertising, Legal:		<u>\$2,500.00</u>	<u>\$0.00</u>
e.) Contingencies: (not to exceed 10% of total costs)		<u>\$12,500.00</u>	<u>\$0.00</u>
f.) TOTAL ESTIMATED COSTS:		<u>\$136,998.00</u>	<u>\$13,849.00</u>

1.2 PROJECT FINANCIAL RESOURCES:

(Round to Nearest Dollar and Percent)

	<u>Dollars</u>	<u>Percent</u>
a.) In-Kind Contributions	<u>\$13,849.00</u>	<u>10%</u>
<i>City will be the general contractor, removing existing invasive species, trees, planting trees, and shrubs as outlined in the landscape design plan. The City of Wyoming Public Works Department will complete the aforementioned landscaping with City of Wyoming equipment and personnel.</i>		
b.) Applicant Contributions (Local Funds)	<u>\$20,274.00</u>	<u>15%</u>
c.) Other Public Revenues	<u>N/A</u>	<u>N/A</u>
Nature Works		
Land Water Conservation Fund		
Ohio Environmental Protection Agency		
Ohio Water Development Authority		
Community Development Block Grant		
Ohio Department of Natural Resources		
OTHER _____		
d.) Private Contributions	<u>N/A</u>	<u>N/A</u>
SUBTOTAL LOCAL RESOURCES:	<u>\$34,123.00</u>	<u>25%</u>
e.) CLEAN OHIO CONSERVATION FUND:	<u>\$102,875.00</u>	<u>75%</u>
Funds from another NRAC	<u>N/A</u>	
SUBTOTAL CLEAN OHIO RESOURCES:	<u>\$102,875.00</u>	<u>75%</u>
f.) TOTAL FINANCIAL RESOURCES:	<u>\$136,998.00</u>	<u>100%</u>

1.3 AVAILABILITY OF LOCAL FUNDS:

Attach a statement signed by the Chief Financial Officer listed in section 4.2 certifying all local share funds required for the project will be available on or before the earliest date listed in the Project Schedule section.

See Attached Statement by Jenny Chavarria, Finance Director for the City of Wyoming.

2.0 PROJECT INFORMATION

If the project is multi-jurisdictional, information must be consolidated in this section.

X Please check here if additional documentation is attached.

2.1 BRIEF PROJECT DESCRIPTION - (Sections A through E):

A: SPECIFIC LOCATION: 648 Van Roberts Avenue

PROJECT COUNTY: Hamilton

PROJECT ZIP CODE: 45215

B: PROJECT COMPONENTS: This project involves the acquisition of 648 Van Roberts Avenue, the demolition of the property at 648 Van Roberts Avenue and the elimination of honeysuckle on the site will eliminate nonnative, invasive species of plants. The conversion of this property and will create and then preserve a high quality, and viable habitat for plant and animal species as outlined in the project plan. The project incorporates aesthetically pleasing and ecologically informed design with sensitivity to the terrain (see attached photo of comparable nearby design). The project was planned in accordance with the Joint Task Force Plan and supports openspace/greenspace planning. The project provides access to a new natural area providing aesthetic preservation benefits. The project will be directly opposite of the Elm Avenue Park in Lockland, a previously awarded Clean Ohio Fund Project.

C: PROJECT EMPHASIS AS DEFINED BY SECTIONS 164.22 (A) (B) OF THE OHIO REVISED CODE AND LISTED IN APPENDIX A: The conversion of this property from a vacant rental property to a Greenway will create and then preserve a high quality, and viable habitat for plant and animal species. Elimination of the honeysuckle on the site will eliminate nonnative, invasive species of plants. The additional greenspace will improve protection for the habitat that traverse the Van Roberts Greenway. The project incorporates aesthetically pleasing and ecologically informed design with sensitivity to the terrain. The project was planned in accordance with the Joint Task Force Plan and supports openspace and greenspace planning. The project provides access to a new natural area providing aesthetic preservation benefits. The project also enhances lands in the viewsheds of major transportation (the Railroad) corridor.

D: DEFINE TERMS OF EASEMENTS: There is no easement required for this project.

E: INFORMATION REGARDING PUBLIC ACCESS: Access to the property is off of Van Roberts Avenue in Wyoming. The Van Roberts Greenway is open to the public; there are no restrictions to access. The Greenway will be open from sunup to sundown. The general public participated in the development of the Joint Task Force plan and a public hearing was held on the plan with feedback and amendments made to the Joint Task Force plan based on the public input received. The Joint Task Force recommendations on the Van Roberts Greenway have been well received by the community.

2.2 OWNERSHIP/MANAGEMENT/OPERATION: The City of Wyoming will own the property and maintain the property in excellent condition. All regulations, ordinances, and other rules that apply to all City parks will be in effect at the expanded park.

3.0 PROJECT SCHEDULE:*

	BEGIN DATE	END DATE
3.1 Planning and Implementation:	<u>11/01/06</u>	<u>12/30/06</u>
3.2 Land Acquisition/Easements	<u>01/02/07</u>	<u>01/02/07</u>
3.3 Site Improvements:	<u>03/01/07</u>	<u>05/30/07</u>

* Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by a project official of record and approved by the commission once the Project Agreement has been executed.

4.0 PROJECT OFFICIALS:

- 4.1 CHIEF EXECUTIVE OFFICER Robert W. Harrison
TITLE City Manager
STREET 800 Oak Avenue
CITY/ZIP Wyoming, OH 45215
PHONE (513) 821-7600
FAX (513) 821-7952
E-MAIL rharrison@wyoming.oh.us
- 4.2 CHIEF FINANCIAL OFFICER Jenny Chavarria
TITLE Finance Director
STREET 800 Oak Avenue
CITY/ZIP Wyoming, OH 45215
PHONE (513) 821-7600
FAX (513)821-7600
E-MAIL jchavarria@wyoming.oh.us
- 4.3 PROJECT MANAGER Terrance Huxel
TITLE Public Works Director
STREET 800 Oak Avenue
CITY/ZIP Wyoming, OH 45215
PHONE (513) 821-7600
FAX (513)821-7952
E-MAIL thuxel@wyoming.oh.us

Changes in Project Officials must be submitted in writing from the CEO or CFO.

In order that your application may be processed in a timely fashion, please submit your application on 8½ by 11 white paper with dark ink so that it may be copied for others. It is understood that some items may not conform to this request such as large maps and photographs. Please feel free to include these items.

Confirm in the blocks [] below that each item listed is attached.

- [X] A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 6.0, Applicant Certification, below.
- [X] A certification signed by the applicant's chief financial officer stating all local share funds required for the project will be available on or before the dates listed in the Project Schedule section.
- [X] A formal detailed estimate of the projects costs provided by an architect, landscape architect, or other professional. For land acquisition, an appraisal by a State-certified general real estate appraiser, as defined under ORC 4763 for the type of land being appraised will need to be submitted to the NRAC prior to closing.
- [N/A] A cooperation agreement (if the project involves more than one entity) which identifies the fiscal and administrative responsibilities of each participant.
- [] Resolution of Support (Please refer to section 164.23(B)(1) of the Ohio Revised Code for guidance.)
- [N/A] Identification of any participation by state agencies that will provide to this particular project and that will provide assistance with respect to the project.
- [] Information concerning the coordination of the project among local political subdivisions, state agencies, federal agencies, community organizations, conservation organizations, and local business groups.
- [X] Supporting Documentation: Materials such as additional project description, photographs, and/or other information to assist your NRAC in ranking your project. Be sure to include supplements which may be required by your *local* NRAC.
- [X] Have you reviewed your NRAC's methodology to see that you have addressed all components?

6.0 APPLICANT CERTIFICATION:

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

Applicant certifies that the project, as defined in the application, has NOT resulted in any transfer of title or rights to land or begun any type of physical improvements prior to the execution of a Project Agreement with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding.

Robert W. Harrison City Manager
Certifying Representative (Type or Print Name and Title)

Robert W. Harrison 8/10/2006
Original Signature/Date Signed

ATTACHMENT A

PROJECT EMPHASIS

NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A 1 IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A 2 IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A 3 IN THE CATEGORY WITH THIRD EMPHASIS.

OPEN SPACE

- ☐ 1. Protects habitat for rare, threatened and endangered species
- ☒ 2. Increases habitat protection
- ☒ 3. Reduces or eliminates nonnative, invasive species of plants or animals
- ☒ 4. Preserves high quality, viable habitat for plant and animal species
- ☐ 5. Restores and preserves aquatic biological communities
- ☐ 6. Preserves headwater streams
- ☐ 7. Preserves or restores floodplain and streamside forest functions
- ☐ 8. Preserves or restores water quality
- ☐ 9. Preserves or restores natural stream channels
- ☐ 10. Preserves or restores functioning floodplains
- ☐ 11. Preserves or restores wetlands
- ☐ 12. Preserves or restores streamside forests
- ☐ 13. Preserves or restores other natural features that contribute to quality of life and state's natural heritage

RIPARIAN CORRIDOR

- ☐ 14. Fee simple acquisition of lands to provide access to riparian corridors or watersheds
- ☐ 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds
- ☐ 16. Reforestation of land
- ☐ 17. Planting vegetation for filtration
- ☐ 18. Incorporates aesthetically pleasing and ecologically informed design
- ☐ 19. Enhances educational opportunities and provides physical links to schools and after school centers
- ☐ 20. Acquisition of connecting corridors
- ☐ 21. Supports comprehensive open space planning
- ☐ 22. Provides multiple recreational, economic and aesthetic preservation benefits
- ☐ 23. Allows proper management of areas where safe hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.
- ☐ 24. Enhances economic development that relies on recreational and eco-tourism in areas of relatively high unemployment and lower income residents



CITY OF WYOMING • 800 OAK AVENUE • WYOMING, OHIO 45215
(513) 821-7600
FAX (513) 821-7952

August 10, 2006

NRAC Committee

Re: Clean Ohio Conservation Fund Van Roberts Expansion Grant

Dear Committee Members:

The authorizing resolution for the City of Wyoming's Ohio Conservation Fund Van Roberts Expansion Grant Application is to be considered at the August 21, 2006 City Council meeting. The Wyoming City Council meets the third Monday of each month (The July City Council meeting was July 17, 2006, the announcement was July 21, 2006), and it was not scheduled to meet between the announcement of this supplemental round of grants and the stated deadline of August 11, 2006 at 10 a.m.

The authorizing resolution will be submitted immediately following the August City Council meeting. If the City Council does not pass the authorizing resolution, a letter withdrawing the grant application will be submitted within the same time frame. I informed Joe Cottrill of this situation on August 9, 2006 and he indicated that this would be acceptable.

Thank you for your consideration of this grant application.

Respectfully,

A handwritten signature in cursive script, reading "Robert W. Harrison".

Robert W. Harrison
City Manager

Robert Harrison

From: Cottrill, Joe [Joe.Cottrill@hamilton-co.org]
Sent: Friday, July 21, 2006 8:02 AM
To: Addyston 1; Addyston 2; Amberley Village 1; Amberley Village 2; Blue Ash 1; Blue Ash 2; Blue Ash 3; Cheviot; Cincinnati 1; Cincinnati 2; Cincinnati 3; Cleves; Deer Park; Elmwood Place; Evendale 1; Evendale 2; Fairfax 1; Forest Park 1; Forest Park 2; Glendale; Golf Manor; Greenhills; Harrison; Indian Hill 1; Indian Hill 2; Lincoln Heights 1; Lincoln Heights 2; Lockland; Loveland; Madeira; Mariemont; Montgomery; Mt. Healthy; Newtown; North Bend; North College Hill; Norwood 1; Norwood 2; Norwood 3; Reading 1; Reading 2; Reading 3; Reading 4; Sharonville; Silverton; Springdale 1; St. Bernard; Terrace Park; Woodlawn 1; Woodlawn 2; Wyoming 1; Wyoming 2; Anderson Park District; Anderson Township 1; Anderson Township 2; Colerain Township 1; Colerain Township 2; Columbia Township; Crosby Township 1; Crosby Township 2; Delhi Township 1; Delhi Township 2; Green Township 1; Green Township 2; Green Township 3; Harrison Township; Miami Township; Springfield Township 1; Springfield Township 2; Springfield Township 3; Sycamore Township; Symmes Township; Whitewater Township 1; Whitewater Township 2; Whitewater Township 3; Birkenhauer, Frank; Buesking, Dave; Corathers, Robin; Euton, Troy; Gamstetter, Dave; Goetzman, Adam; Hamre, Ross; Johnson, Clare; Koehler, Bruce; League of Conservation Voters; Schewe, Jeremy; Schultz, Susan; Timm, Patricia
Cc: BECK, PAUL; GARGES, JAMES; GROB, KEN; MILLER, RON; ROBINSON, LEE; RUSSO, ERIC; SAVAGE, DAVE; SUTTON, JACK; UTRATA-HALCOMB, HOLLY; Weber, Donna
Subject: Clean Ohio Funds

To all:

The District 2 Natural Resource Assistance Council has authorized a supplemental round of funding for 2006 Clean Ohio Funds. Application deadline is Friday, August 11, 2006 - 10:00 AM. There will be no exception to the deadline for any reason. Each applicant must submit the original application and 11 copies. A link to the District 2 website is attached below. All materials necessary for applying can be downloaded from the website. There is also a link to the Ohio Public Works Commission's "Clean Ohio" website on the District 2 site. Call me with any questions at 946-8906.

Thank you,
Joe Cottrill
District 2 Liaison

<http://www.hamilton-co.org/engineer/nrac.htm>

This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain private, confidential and/or privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, employee or agent responsible for delivering this message, please contact the sender by reply e-mail and destroy all copies of the original e-mail message.



CITY OF WYOMING • 800 OAK AVENUE • WYOMING, OHIO 45215

(513) 821-7600

FAX (513) 821-7952

CHIEF FINANCIAL OFFICER CERTIFICATION OF LOCAL FUNDS

August 10, 2006

I, the Acting Chief Financial Officer of the City of Wyoming, hereby certify that the City of Wyoming has the necessary funds available in the general fund to complete the local match of \$20,274 for the Van Roberts Greenway Expansion Project, and the necessary labor and equipment funds of \$13,849 for the in-kind contribution when it is required.

Irma Ivey, Acting Finance Director

Client: City of Wyoming
Project: 648 Van Roberts
Location: Wyoming, Ohio
Project No:
Phase: Conceptual
Division of Work:

Revision:
Sheet: 1 of 1
Prepared by: TRW
Date: 8/10/06
Checked By:
Date:

File Name: N:\EXFILES\Temp\648 Van Roberts.XLS\Sheet 1

Reference	ITEMIZED LIST OF MATERIALS Description	QUANTITY		INSTALLATION COSTS		MATERIAL COSTS		TOTAL COST PER ITEM
		Count	Unit	Per Unit	Extension	Per Unit	Extension	
	Demolition of existing structures: NOT INCLUDED							
	Spruce trees (7' - 8' height)	12	ea.	\$350.00	\$4,200.00			\$4,200.00
	Flowering trees (2 1/2" caliper)	6	ea.	\$300.00	\$1,800.00			\$1,800.00
	Deciduous trees (3" caliper)	3	ea.	\$650.00	\$1,950.00			\$1,950.00
	Shrubs (24" avg. ht.)	40	ea.	\$50.00	\$2,000.00			\$2,000.00
	Berm and fill soil	400	cy	\$22.00	\$8,800.00			\$8,800.00
	Topsoil	20	cy	\$30.00	\$600.00			\$600.00
	Fine grading	3,900	sf	\$0.12	\$468.00			\$468.00
	Seeded lawn	3,300	sf	\$0.08	\$264.00			\$264.00
	Chain-link fence (6' ht.)	50	lf	\$18.00	\$900.00			\$900.00
	Decorative block seat wall (2' ht.)	50	lf	\$42.00	\$2,100.00			\$2,100.00
	Design fee allowance	1	ls	\$1,500.00	\$1,500.00			\$1,500.00
SUBTOTALS					\$24,582.00			\$24,582.00
							20% Contingency	\$4,916.00
							TOTAL	\$29,498.00

All extensions are rounded off to the nearest dollar. Although this estimate was prepared using the most accurate information available, and standard,

acceptable professional estimating practices, VLA disclaims any liability for its accuracy as compared to actual or final project implementation requirements.

08/10/2006 18:37 SUBJECT: CENE DEOL ASH / 0021932 NO. 119 0002

648 Van Robert Place
Wyoming, OH 45215

August 10, 2006

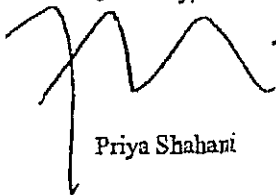
Mr. Robert Harrison
City Manager
City of Wyoming
800 Oak Avenue
Wyoming, OH 45215

Dear Mr. Harrison:

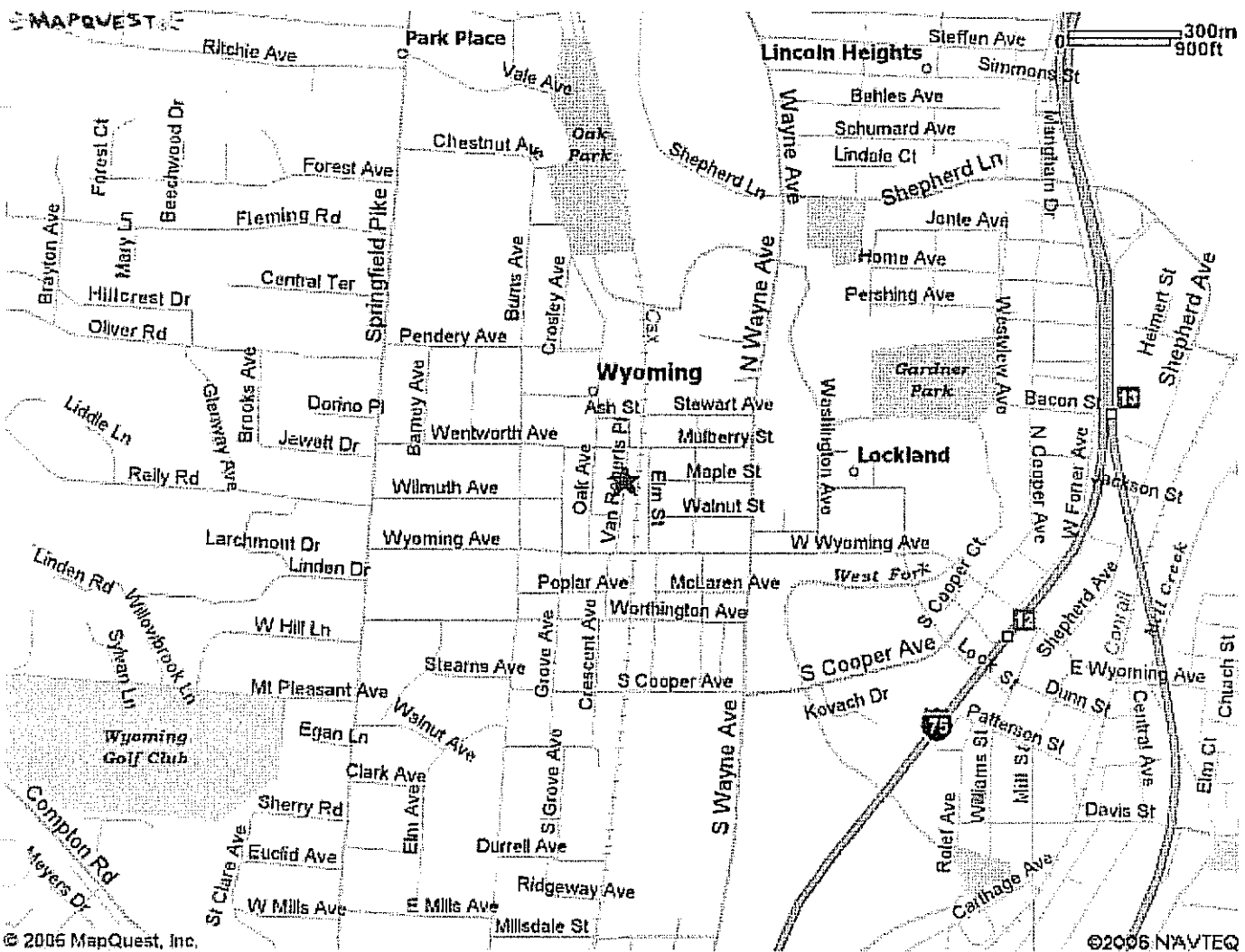
As we have discussed, I am willing to sell 648 Van Roberts Place to the City of Wyoming for the expansion of the Van Roberts Place Greenway. This sale can take place within 6 months after the City of Wyoming is awarded a grant from the OPWC through the Clean Ohio Fund. I further agree that the property will be vacant upon the time of closing.

The anticipated sale price for the property is \$90,000.

Sincerely,

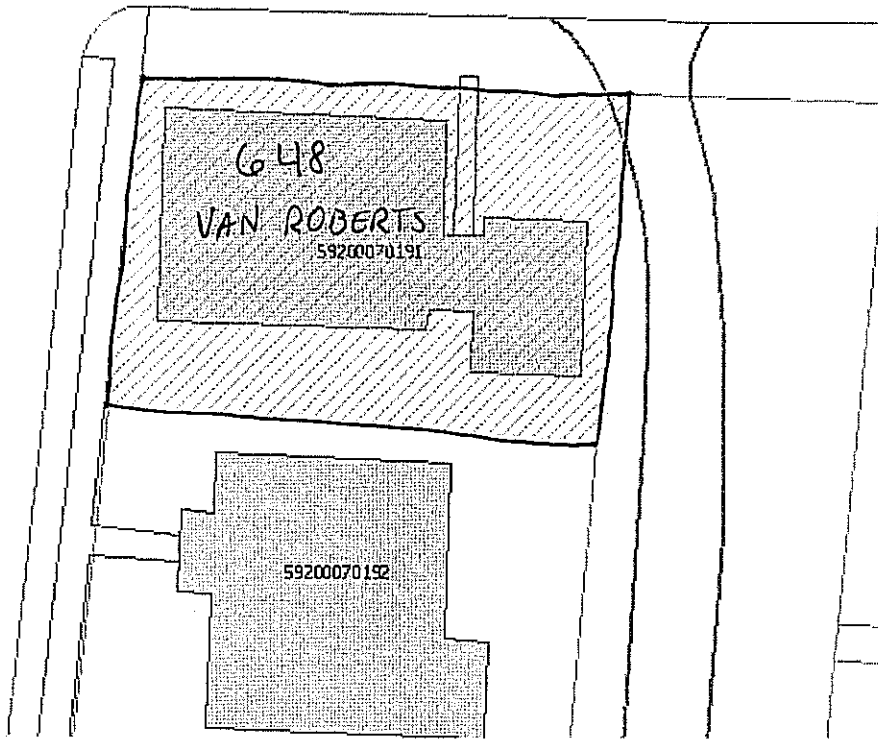


Priya Shahani



WENTWORTH AVENUE

VAN ROBERTS PL





APPRAISAL OF REAL PROPERTY

LOCATED AT:

648 Van Roberts
Wyoming, Ohio 45215

FOR:

City of Wyoming
800 Oak Avenue, Wyoming, Ohio 45215

BY:

Robert J. Herking
3882 McMann Road, Cincinnati, Ohio 45245

THIS SUMMARY APPRAISAL REPORT IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.

Property Address648 Van Roberts

CityWyoming

StateOhio

Zip Code45215

Legal DescriptionPt Lot 252 Greenwood Extd Sub

CountyHamilton

Assessor's Parcel No.592-0007-0191-00

Tax Year2005

R.E. Taxes\$1000.00

Special Assessments\$-0-

City of Wyoming

Current OwnerPriya Shahani

Occupant:

Owner

Tenant

☒ Vacant

Neighborhood or Project NameWyoming

Project Type

PUD

Condominium

HOAS-\$-0-

/Mo.

Sales Price\$N/A

Date of Sale7/14/06

Description / \$ amount of loan charges/concessions to be paid by seller-0-

Property rights appraised☒ Fee Simple

Leasehold

Map ReferenceW02-WY

Census Tract226.02

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Location

☐ Urban

☒ Suburban

☐ Rural

Property values

☐ Increasing

☒ Stable

☐ Declining

Single family housing

PRICE

AGE

PRICE (if applic.)

AGE

Built up

☒ Over 75%

☐ 25-75%

☐ Under 25%

Demand/supply

☐ Shortage

☒ In balance

☐ Over supply

45

Low

1

55

Low

1

Growth rate

☐ Rapid

☒ Stable

☐ Slow

Marketing time

☒ Under 3 mos.

☐ 3-6 mos.

☐ Over 6 mos.

Neighborhood boundaries

Subject is located in Wyoming, south of

1500 High

150300 High

60

Woodlawn, north of Cross County Hwy., east of Springfield

Predominant

Predominant

Township and west of Lockland.

225

60

110

-15

Dimensions43.50' x 100' Irreg.

Site area.066 acre +/-

ShapeIrregular

Specific zoning classification and descriptionResidential

Zoning compliance☒ Legal

Legal nonconforming (Grandfathered use)

Illegal, attach description

No zoning

Highest and best use of subject property as improved (or as proposed per plans and specifications):

☒ Present use

Other use, attach description.

Utilities

Public

Other

Public

Other

Off-site Improvements

Type

Public

Private

Electricity☒

Water☒

StreetAsphalt

☒

☐

Gas☒

Sanitary sewer☒

AlleyNone

☐

☐

Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)?

☒ Yes

No

If Yes, attach description.

Source(s) used for physical characteristics of property:

☒ Interior and exterior inspection

Exterior inspection from street

Previous appraisal files

☒ MLS

☒ Assessment and tax records

Prior inspection

Property owner

Other (Describe):

No. of Stories1

Type (Det./Att.)Det.

Exterior WallsAsb/Sq

Roof SurfaceAsphalt

Manufactured Housing

Yes

☒ No

Does the property generally conform to the neighborhood in terms of style, condition, and construction materials?

☒ Yes

No

If No, attach description.

Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property?

Yes

☒ No

If Yes, attach description.

In avg condition. Being updated & remodeled.

Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property?

Yes

☒ No

If Yes, attach description.

I researched the subject market area for comparable listings and sales that are the most similar and proximate to the subject property.

My research revealed a total of 8 sales ranging in sales price from \$ 50000 to \$ 120000

My research revealed a total of 2 listings ranging in list price from \$ 50000 to \$ 120000

The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.

FEATURE	SUBJECT	SALE 1	SALE 2	SALE 3				
648 Van Roberts Wyoming	409 Pendery Wyoming	1063 Oak Wyoming	1054 Burns Wyoming					
Prox. to Subject	Within 1 Mile	Within 1 Mile	Within 1 Mile					
Sales Price	\$ N/A	\$ 80,000	\$ 102,000	\$ 102,900				
Price/Gross Liv. Area	\$ 0.00	\$ 60.61	\$ 82.06	\$ 71.31				
Data & Verification Sources	MLS/CH	MLS/CH	MLS/CH					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION				
Sales or Financing	Conv.	Conv.	Conv.					
Concessions	None	None	None					
Date of Sale/Time	3/05	4/05	3/06					
Location	Good	Good	Good					
Site	.07 Ac +/-	.21 Ac +/-	.123 Ac +/-	.26 Ac +/-				
View	Rail Tracks	Typical	Typical	Typical				
Design (Style)	1 Sty/Frm	2 Sty/Brk	1.5 Sty/Brk	1.5 Sty/Frm				
Actual Age (Yrs.)	90 Years	89 Years	61 Years	66 Years				
Condition	Avg	Fair	Avg/Fair	Avg/Fair				
Above Grade	Total: Bdrms: Baths:	Total: Bdrms: Baths:	Total: Bdrms: Baths:	Total: Bdrms: Baths:				
Room Count	5 2 1-0	6 2 1-0	7 4 1-0	7 3 1-0				
Gross Living Area	1086 Sq. Ft.	1320 Sq. Ft.	1243 Sq. Ft.	1443 Sq. Ft.				
Basement & Finished	Part/Pt Fin	Full/Unfin	Full/Pt Fin	Full/Pt Fin				
Rooms Below Grade								
Garage/Carport	None	None	1 Car	1 Car				
	CP/Fen	CP	CP/Pat/Fen	EP/Pat				
	Fp - Inop	No Fp	1 Fp	1 Fp				
Net Adj. (Total)		\$ 1,200	\$ 4,600	\$ 14,100				
Adjusted Sales Price of Comparables		\$ 78,800	\$ 97,400	\$ 88,800				
Date of Prior Sale	4/9/04	No prior sale	4/14/05	No prior sale				
Price of Prior Sale	\$49,900	\$ in past year.	\$97,500	\$ in past year.				
Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables:	Subject not listed in last 12 months. Purchased 4/6/04 for \$49,900.							
Summary of sales comparison and value conclusion:	The subject and comparables are all located in Wyoming and are all homes of similar age, quality and amenities. Size adjustments based on \$20 per sq. ft. Final value placed at mid-range.							
Recent sales of 1 story homes in the area required the use of slightly lower sales. Comparables all have superior sites. Minimal value for subject's lower level. Subject shows signs of basement dampness, possible mold hazard, asbestos siding. Property appraised as is as of 7/14/06.								
This appraisal is made <input checked="" type="checkbox"/> "as-is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, or <input type="checkbox"/> subject to the following repairs, alterations or conditions:								
BASED ON AN <input type="checkbox"/> EXTERIOR INSPECTION FROM THE STREET OR AN <input checked="" type="checkbox"/> INTERIOR AND EXTERIOR INSPECTION, I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT TO BE \$ 90000, AS OF July 14, 2006.								

Freddie Mac Form 2055

Page 1 of 3

11/97

SALES COMPARISON ANALYSIS

13275

These recent sales of properties are most similar and proximate to subject and have been considered in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

FEATURE	SUBJECT	SALE 4	SALE 5	SALE 6
Address	648 Van Roberts Wyoming	154 S Grove Wyoming	1001 Crosley Wyoming	345 Durrell Wyoming
Proximity to Subject	Within 1 Mile	Within 1 Mile	Within 1 Mile	Within 1 Mile
Sales Price	\$ N/A	\$ 111,000	\$ 113,000	\$ 117,500
Price/Gross Liv. Area	\$ 88.73	\$ 108.45	\$ 109.10	
Data & Verification Sources	MLS/CH	MLS/CH	MLS/CH	
VALUE ADJUSTMENTS	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing	Conv.		Conv.	
Concessions	None		None	
Date of Sale/Time	6/06		2/05	
Location	Good		Good	
Site	.07 Ac +/-	.143 Ac +/- -10000	.172 Ac +/-	.17 Ac +/- -10000
View	Rail Tracks	Typical	Typical	Typical
Design (Style)	1 Sty/Frm	1.5 Sty/Brk -2000	1.5 Sty/Brk	1.5 Sty/Brk -2000
Actual Age (Yrs.)	90 Years	54 Years	63 Years	66 Years
Condition	Avg	Avg	Good	Good
Above Grade	Total : Bdrms : Baths	Total : Bdrms : Baths	Total : Bdrms : Baths	Total : Bdrms : Baths
Room Count	5 2 1-0	6 3 1-0	6 3 1-0	6 3 1-0
Gross Living Area	1086 Sq. Ft.	1251 Sq. Ft. -3300	1042 Sq. Ft. +900	1077 Sq. Ft. +200
Basement & Finished	Part/Pt Fin	Full/Unfin +500	Full/Fin	Full/Fin -2000
Rooms Below Grade				
Garage/Carport	None	1 Car -2500	1 Car -2500	None
	CP/Fen	Pat	CP	Deck -1000
	Fp - Inop	1 Fp -2000	1 Inop	1 Inop
Net Adj. (total)		\$ 19,300	\$ 25,600	\$ 24,800
Adjusted Sales Price of Comparables		\$ 91,700	\$ 87,400	\$ 92,700
Date of Prior Sale	4/9/04	No prior sale in	No prior sale in	No prior sale in
Price of Prior Sale	\$49,900	\$ last year.	\$ last year.	\$ last year.
Comments on Market Data	Additional sales located in subject's market area.			

Project Information for PUDs (If applicable) - Is the developer/builder in control of the homeowners' association (HOA)? ☐ Yes ☐ No

Provide the following information for PUDs only if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit:

Total number of phases _____ Total number of units _____ Total number of units sold _____

Total number of units rented _____ Total number of units for sale _____ Data Source(s) _____

Is the project created by the conversion of existing buildings into a PUD? ☐ Yes ☐ No If yes, date of conversion: _____

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source: _____

Are the common elements completed? ☐ Yes ☐ No If No, describe status of completion: _____

Are any common elements leased to or by the homeowners' association? ☐ Yes ☐ No If Yes, attach addendum describing rental terms and options.

Describe common elements and recreational facilities: _____

Project Information for Condominiums (If applicable) - Is the developer/builder in control of the homeowners' association (HOA)? ☐ Yes ☐ No

Provide the following information for all Condominium Projects:

Total number of phases _____ Total number of units _____ Total number of units sold _____

Total number of units rented _____ Total number of units for sale _____ Data Source(s) _____

Was the project created by the conversion of existing buildings into a condominium? ☐ Yes ☐ No If Yes, date of conversion: _____

Project Type: ☐ Primary Residence ☐ Second Home or Recreational ☐ Row or Townhouse ☐ Garden ☐ Midrise ☐ Highrise ☐ _____

Condition of the project, quality of construction, unit mix, etc.: _____

Are the common elements completed? ☐ Yes ☐ No If No, describe status of completion: _____

Are any common elements leased to or by the homeowners' association? ☐ Yes ☐ No If Yes, attach addendum describing rental terms and options.

Describe common elements and recreational facilities: _____

PURPOSE OF APPRAISAL: The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report based on a quantitative sales comparison analysis for use in a mortgage finance transaction.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

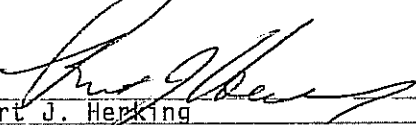
1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided any required sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
4. The appraiser has noted in the appraisal report any adverse conditions (such as, but not limited to, needed repairs, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, expressed or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
6. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
7. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the report to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal report is conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I performed this appraisal by (1) personally inspecting from the street the subject property and neighborhood and each of the comparable sales (unless I have otherwise indicated in this report that I also inspected the interior of the subject property); (2) collecting, analyzing, and analyzing data from reliable public and/or private sources; and (3) reporting the results of my inspection and analysis as a summary appraisal report. I further certify that I have adequate information about the physical characteristics of the subject property and the comparable sales to develop this appraisal.
2. I have researched and analyzed the comparable sales and offerings/listings in the subject market area and have reported the comparable sales in this report that are the best available for the subject property. I further certify that adequate comparable market data exists in the general market area to develop a reliable sales comparison analysis for the subject property.
3. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware, have considered these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them, and have commented about the effect of the adverse conditions on the marketability of the subject property. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
4. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
5. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
6. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
7. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
8. I estimated the market value of the real property that is the subject of this report based on the sales comparison approach to value. I further certify that I considered the cost and income approaches to value, but, through mutual agreement with the client, did not develop them, unless I have noted otherwise in this report.
9. I performed this appraisal as a limited appraisal, subject to the Departure Provision of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of the appraisal (unless I have otherwise indicated in this report that the appraisal is a complete appraisal, in which case, the Departure Provision does not apply).
10. I acknowledge that an estimate of a reasonable exposure time in the open market is a condition in the definition of market value. The exposure time associated with the estimate of market value for the subject property is consistent with the marketing time noted in the Neighborhood section of this report. The marketing period concluded for the subject property at the estimated market value is also consistent with the marketing time noted in the Neighborhood section.
11. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. I further certify that no one provided significant professional assistance to me in the development of this appraisal.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have examined the appraisal report for compliance with the Uniform Standards of Professional Appraisal Practice, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 5 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

APPRAISER:

Signature: 
 Name: Robert J. Herking
 Company Name: Herking & Associates
 Company Address: 3882 McMann Road
Cincinnati, Ohio 45245
 Date of Report/Signature: 7/24/06
 State Certification #: 394347
 or State License #: _____
 State: Ohio
 Expiration Date of Certification or License: 5/4/07

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: _____
 Name: _____
 Company Name: _____
 Company Address: _____
 Date of Report/Signature: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

ADDRESS OF PROPERTY APPRAISED:

648 Van Roberts
Wyoming, Ohio 45215

SUPERVISORY APPRAISER:

SUBJECT PROPERTY:
☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
☐ Did inspect interior and exterior of subject property
COMPARABLE SALES:
☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street

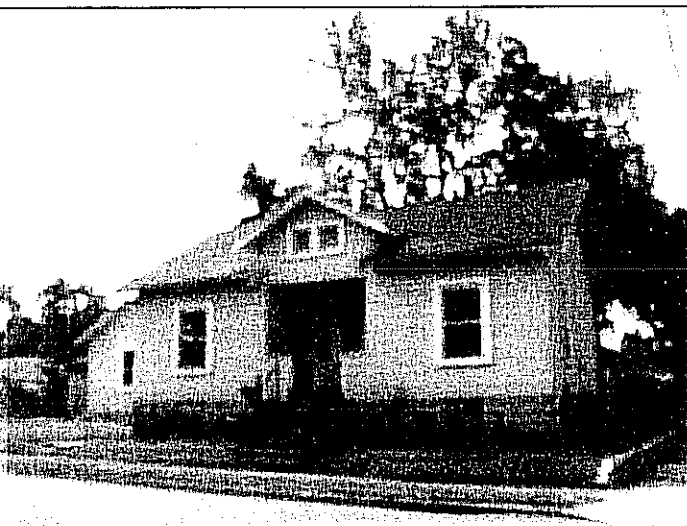
APPROXIMATE VALUE OF SUBJECT PROPERTY \$ 90000
EFFECTIVE DATE OF APPRAISAL/INSPECTION: 7/14/06

LENDER/CLIENT:

Name: City of Wyoming
 Company Name: _____
 Company Address: 800 Oak Avenue

Photograph Addendum

Donor Owner: Priya Shahani	
Property Address 648 Van Roberts	
City Wyoming	County Hamilton
State Ohio	Zip Code 45215
Lender/Client City of Wyoming	Lender's Address 800 Oak Avenue, Wyoming, Ohio 45215
Appraiser Robert J. Herking	Appraiser's Address 3882 McMann Road, Cincinnati, Ohio 45245



Subject Front

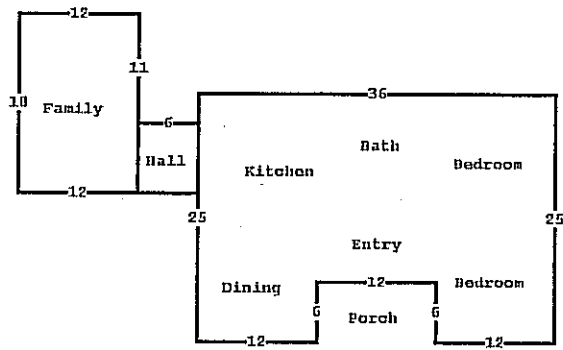


Subject Street

SKETCH ADDENDUM

Borrower Owner: Priya Shahani
Property Address 648 Van Roberts
City Wyoming
State Ohio
Lender/Client City of Wyoming

County Hamilton
Zip Code 45215



Photograph Addendum

Borrower Owner: Priya Shahani	
Property Address 648 Van Roberts	
City Wyoming	County Hamilton
State Ohio	Zip Code 45215
Lender/Client City of Wyoming	Lender's Address 800 Oak Avenue, Wyoming, Ohio 45215
Appraiser Robert J. Berking	Appraiser's Address 3882 McMann Road, Cincinnati, Ohio 45245



Comparable 1



Comparable 2



Comparable 3

Photograph Attachment

Borrower Owner: Priya Shahani	
Property Address 648 Van Roberts	
City Wyoming	County Hamilton
State Ohio	Zip Code 45215
Lender/Client City of Wyoming	Lender's Address 800 Oak Avenue, Wyoming, Ohio 45215
Appraiser Robert J. Herking	Appraiser's Address 3882 McMann Road, Cincinnati, Ohio 45245



Comparable 4



Comparable 5



Comparable 6

MAP ADDENDUM

Borrower Owner: Priya Shahani

Property Address 648 Van Roberts

City Wyoming

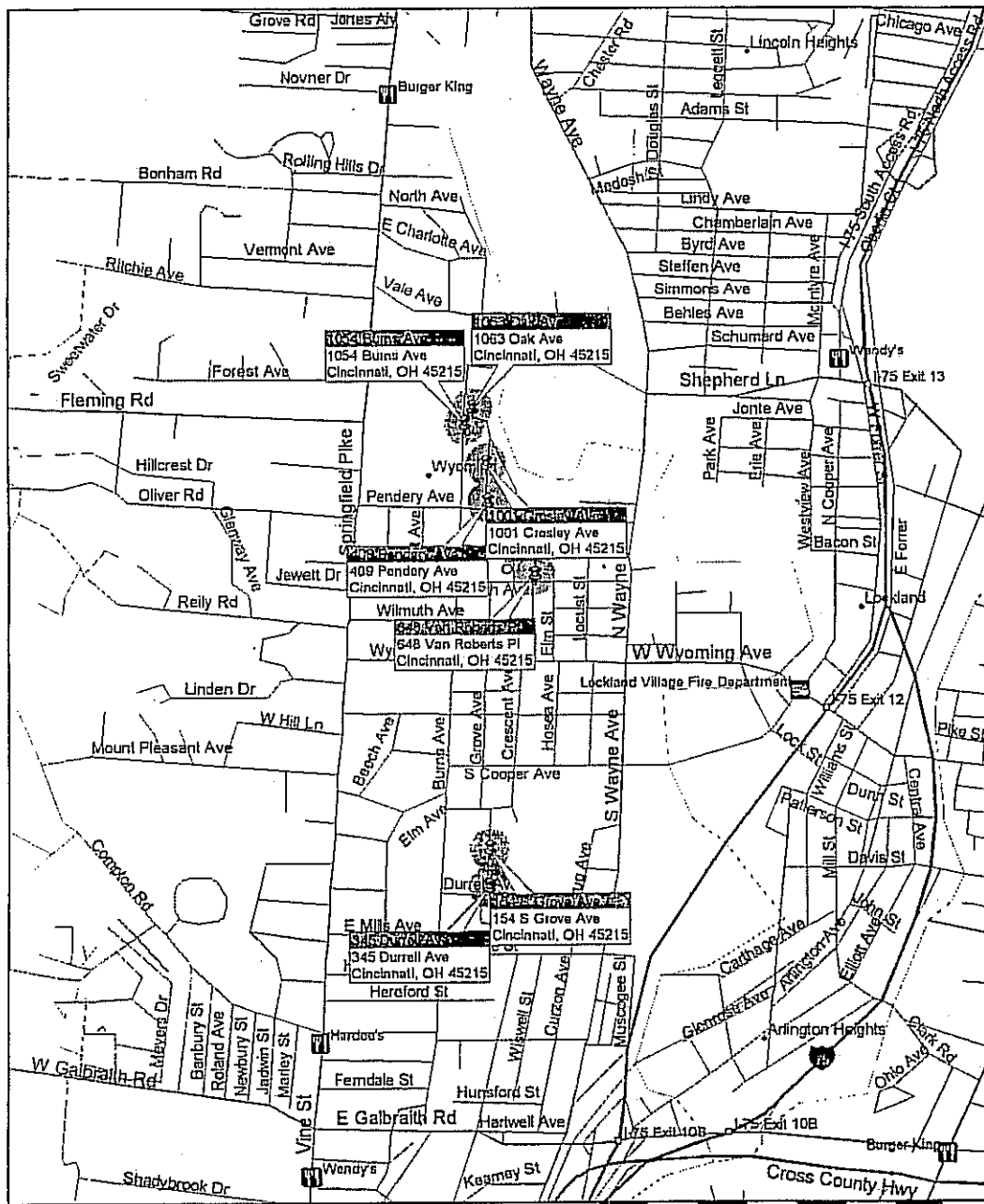
County Hamilton

State Ohio

Zip Code 45215

Lender/Client City of Wyoming

648 Van Roberts



Borrower: City of Wyoming
 Property Address: 648 Van Roberts
 City: Wyoming County: Hamilton State: Ohio Zip Code: 45215
 Lender/Client: City of Wyoming

Only those items checked ☒ below apply to this report.

PURPOSE, FUNCTION, AND INTENDED USE OF THE APPRAISAL

- ☐ The purpose of the appraisal is to provide an opinion of market value of the subject property as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of the report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for lending purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use, is prohibited.
- ☐ The purpose of the appraisal is to provide an opinion of market value of the subject property, as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of this report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for Real Estate Owned (REO) purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use, is prohibited.
- ☒ The purpose of this appraisal is to Estimate Fair Market Value as of 7/14/06, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of this report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for possible purchase. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use is prohibited.

TYPE OF APPRAISAL AND APPRAISAL REPORT

- ☐ This is a _____ Appraisal written in a _____ Report format and the USPAP Departure Rule has not been invoked.
- ☒ This is a Limited Appraisal written in a SUMMARY Report format and the USPAP Departure Rule has been invoked as disclosed in the body or addenda of the report. The client has agreed that a Limited Appraisal is sufficient for its purposes.

SCOPE (EXTENT) OF REPORT

- ☐ The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings, and/or rentals within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion. The extent of analysis applied to this assignment may be further imparted within the report, the Appraiser's Certification below and/or any other Statement of Limiting Conditions and Appraiser's Certification such as may be utilized within the Freddie Mac form 439 or Fannie Mae form 1004b (dated 6/93), when applicable.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- ☒ A reasonable marketing time for the subject property is 90-180 day(s) utilizing market conditions pertinent to the appraisal assignment.
- ☒ A reasonable exposure time for the subject property is 90-180 day(s).

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved, unless otherwise stated within the report.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have ☒ or have not ☐ made a personal inspection of the property that is the subject of this report. (If more than one person signs this report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property.)
- No one provided significant professional assistance to the person signing this report. (If there are exceptions, the name of each individual providing significant professional assistance must be stated.)

NOTE: In the case of any conflict with a client provided certification (i.e., Fannie Mae or Freddie Mac), this revised certification shall take precedence.

- Supervisory Appraiser's Certification: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 2-7 and 9 on the second page of the Freddie Mac Form 439 6-93/Fannie Mae Form 1004b 6-93, or the third page of Form 2055, and am taking full responsibility for the appraisal report.

APPRAISER'S AND SUPERVISORY APPRAISER'S SIGNATURE

APPRAISER:

Signature: [Signature]
 Name: Robert J. Herking
 Date the Report was Signed: 7/24/06
 State Certification #: 394347
 or State License #: _____
 State: Ohio
 Expiration Date of Certification or License: 5/04/07

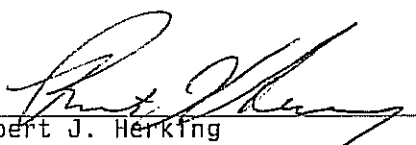
SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date the Report was Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

<input type="checkbox"/> Did inspect subject property	<input type="checkbox"/> Inspected Comparables
<input type="checkbox"/> Interior & Exterior	<input type="checkbox"/> Interior & Exterior
<input type="checkbox"/> Exterior only	<input type="checkbox"/> Exterior only

I certify that to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant real property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant real property assistance must be stated.)


Robert J. Herking

7/24/06

MAP ADDENDUM

Borrower Owner: Priya Shahani
 Property Address 648 Van Roberts
 City Wyoming
 State Ohio
 Lender/Client City of Wyoming

County Hamilton
 Zip Code 45215

APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code Section 4763.12 (C)

1. Name of Appraiser: ROBERT J. HERKING

2. Class of Certification/Licensure:

☐ Certified General
☒ Certified Residential
☐ Licensed Residential
☐ Temporary ☐ General ☐ Licensed

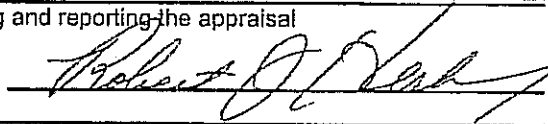
Certification/Licensure Number: 394347

3. Scope: This report ☒ is within the scope of my Certification/License

☐ is not within the scope of my Certification/License

4. Service provided by: ☒ disinterested & unbiased third party
☐ interested & biased third party
☐ interested third party on contingent fee basis

5. Signature of person preparing and reporting the appraisal



THIS FORM MUST BE INCLUDED IN CONJUNCTION WITH ALL APPRAISAL
 ASSIGNMENTS OR SPECIALIZED SERVICES PERFORMED BY A STATE-
 CERTIFIED OR STATE-LICENSED REAL ESTATE APPRAISER.

STATE OF OHIO
 Department of Commerce
 Division of Real Estate & Professional Licensing
 Appraiser Section
 Cleveland OH
 (216) 787-3100
 Fax (216) 787-4449
 www.com.state.oh.us

Executive Summary

The Joint Task Force on the Crescent Park Area has studied the future use of Crescent Park and the former Woodruff property, now owned by the City, south of it. The Task Force was initially composed of members of the Planning Commission, the Economic Development Commission, the Recreation Commission and the Greenways Committee. It was expanded to include two residents of Van Roberts Place and Oak Ave. In addition to its regular meetings the Task Force held a special meeting at which its proposal were presented to the public and citizens' views were solicited. A transcript of this meeting is available.

In its initial meetings, the Task Force identified the following goals for this area. In descending order of importance, these were:

1. Bolstering the Wyoming Avenue Business District
2. Creating a gathering place/ town center
3. Ensuring the economic viability of the proposed solution
4. Ensuring the compatibility of any proposed development with the surrounding neighborhood
5. Maintaining low net cost to the City
6. Generating tax revenue for the City
7. Providing recreational use
8. Minimizing impact on demand for City services
9. Creating a unique place

In order to meet these criteria better, the study area was expanded to include the area bounded by Oak Park, Grove Street, Worthington Avenue and the Lockland boundary.

The Task Force's report that follows contains two types of considerations. The first, called recommendations, represent a consensus of the Task Force and public comments. The second, called options, generated more discussion. The recommendations and options are grouped by Focus Area (see Fig. 1).

Focus Area 1: Crescent Park and the Woodruff property (see Fig. 2)

Recommendations

- a. **Develop the former Woodruff property as a park** with playground equipment and comfortable seating areas, buffered from street traffic and the railroad (see Fig. 3). This area could be connected by the bike trail. This responds to the recommendations in the Recreation Master Plan. The construction of this park will not affect the existing well head in Crescent Park.

Option B: Create the hub to the north of the business district (see Fig. 4).

- e. **Expand available parking** for the business district by acquiring parts of 401 and 411 Wyoming Ave, creating a parking lot from Crescent to Grove Ave. Pave, stripe and install lighting in this area. Acquire an easement to provide access to this parking from Wyoming Ave. If possible, acquire an easement for parking access from Wyoming Ave. (see Fig. 4).
- f. **Encourage expansion of the Wyoming Arts Center** on the north side of the existing building (see 2c above).
- g. **Provide for future expansion of the Public Safety Building** by acquiring 617 Oak Ave.

Focus Area 3: East side of Van Roberts Place adjacent to railroad
Recommendations (see Fig. 5)

- a. **Acquire 520 Van Roberts Pl.** Consider offering this property to the Wyoming Historical Society for renovation as program and office space in addition to other options. *Note:* this recommendation depends on the decision regarding 514 and 516 Van Roberts (see Option under 2a above).
- b. **Demolish the Water Plant.**

Option A. Develop this area as green space incorporating a visual barrier between the railroad tracks and the street. Construct part of the regional bike trail in this green space.

Option B. Develop single-family, owner-occupied housing on the southern portion of the water plant site and on Van Roberts Park. This will provide up to four houses. On-site parking should be considered for these houses and their design should meet the approval of the Architectural Review Board.

This plan, carried out over several years, will achieve the stated goals in the following ways:

1. Adding two significant retail development sites to the Wyoming Ave. Business District.
2. Adding as many as 120 new parking spaces in the vicinity of the Business District.
3. Focusing on the Green as the main civic space of Wyoming.

Report of the Joint Task Force on the Crescent Park Area

I. Task Force composition and Scope of the Study

The Joint Task Force was established to make a comprehensive study and recommendation to the Wyoming City Council of the highest and best use for the so-called Woodruff Property, located on the East Side of Crescent Avenue between Crescent Park and Worthington Avenue. The property is bounded on the east by the railroad right-of-way and the Lockland boundary. The area included in the study was expanded to better fulfill the Task Force's charge (see below). The members of the Task Force and the groups they represent are as follows:

Jon Boss	Planning Commission
Scott Crooks (Secretary)	Economic Development Commission
Al Delgado	Planning Commission
Kim Singleton Filio	Recreation Commission
Bill Johnson	Greenways Committee
Ron Kull	Economic Development Commission
Stan Streeter* (Chair)	Greenways Committee
Vicky Zwissler*	Recreation Commission
Anna White	Resident
Stephanie Clay	Resident
Robert Harrison	City Manager
Terry Vanderman	Community Development Director/ Building Inspector

(*Although these individuals served on the Task Force as members of the represented Commissions and Committees, they also happen to be current elected members of City Council.)

As explained below, the Task Force eventually decided it would be advisable to expand the area considered in their study.

II. Plan criteria and initial alternatives

The Task Force initially considered a set of options for the Woodruff site. These were:

- a park (including a "dog park")
- retail development
- a greenway hub
- residential development
- a transit hub
- a new public building (e.g. for the Historical Society)
- recreational facilities
- office development
- land banking the property

In order to evaluate these options, the Task Force arrived at a set of criteria. The Task Force weighted these criteria in order of their perceived relative importance. The criteria and their relative weights are given in the table below:

Criteria	Weight
Bolster the CBD	10.0
Gathering place/ town center	8.3
Economic viability	8.2
Compatibility with the neighborhood	7.6
Low net City cost	5.4
Tax revenue generation	5.3
Recreation use	3.4
Low impact on City services	2.4
Uniqueness	2.0

Explanation of criteria

Bolster the Central Business District (CBD). The members of the Task Force felt that the highest priority for any plan would be to enhance the viability and attractiveness of the Wyoming Avenue business district. A plan could accomplish this by:

- a. creating a destination that would bring more people to the business district
- b. providing additional parking for visitors to the business district
- c. creating additional development opportunities to increase the number and variety of businesses in the district to enhance its overall appeal to consumers.

Gathering place/ town center. The 1997 Master Plan envisioned the Wyoming Avenue business district as a potential civic core for Wyoming. Public input received during the creation of the Master Plan indicated that many people in Wyoming wish to have such a core.

Residential development. Generally, residential development is revenue-neutral for communities, since the additional taxes generated are offset by additional demand on municipal services. The addition of families near the CBD would be of some help, but what is really needed is a much wider catchment area for these businesses.

Mixed-use development. This would involve a combination of retail with either housing or offices. The larger building would require more parking, taking up most of the block and reducing or eliminating recreational space.

Greenway hub. This would be a place for cyclists and walkers on the planned hike-bike trail connecting Wyoming with Winton Woods and downtown Cincinnati to begin a trip or rest during a trip. While the Task Force believed this to be important, it was not considered to have great potential as a major economic engine for the business district.

A public building. While this will not bolster the CBD as well as retail, it would contribute to the sense of the area as a civic core. The Wyoming Historical Society needs space as does the Arts Center. The main drawback is cost.

Transit hub. This was envisioned in the 1997 Master Plan and requires discussions with SORTA. It would require a large area for parking that would be full during the day on weekdays, although available in the evenings and on weekends for CBD visitors.






Recreational use. This can be combined with retail or public building uses, or could be the sole use of the property. In the latter case, its benefit to the CBD will be greatest if it is a unique facility that attracts visitors from a wide area. A dog park has been suggested as one such use. The compatibility of a dog park with the neighborhood (noise and traffic in particular) needs to be studied.

Decision to expand the study area

After consideration of these alternatives, the Task Force decided that the study area should be expanded to include the area bounded by Oak Park, Grove St., Worthington Ave and the Lockland boundary. This was done in order to address the following issues more fully:

- possible routes for the hike-bike trail from the northern boundary of Wyoming to the business district;
- plans for the site of the abandoned water plant;
- enhancement of the Green at Wyoming and Oak Avenues. as the civic focus of Wyoming
- the impact of current planning for railroad quiet zones on the area

FIGURE 1
FOCUS AREAS

-  FOCUS AREA 1:
CRESCENT PARK
AND WOODRUFF
PROPERTY
-  OPTION UNDER
FOCUS AREA 1
-  FOCUS AREA 2:
WYOMING AVE.
BUSINESS DISTRICT
-  FOCUS AREA 3:
EAST SIDE OF
VAN ROBERTS PL.
-  RAILROAD RIGHT-
OF-WAY

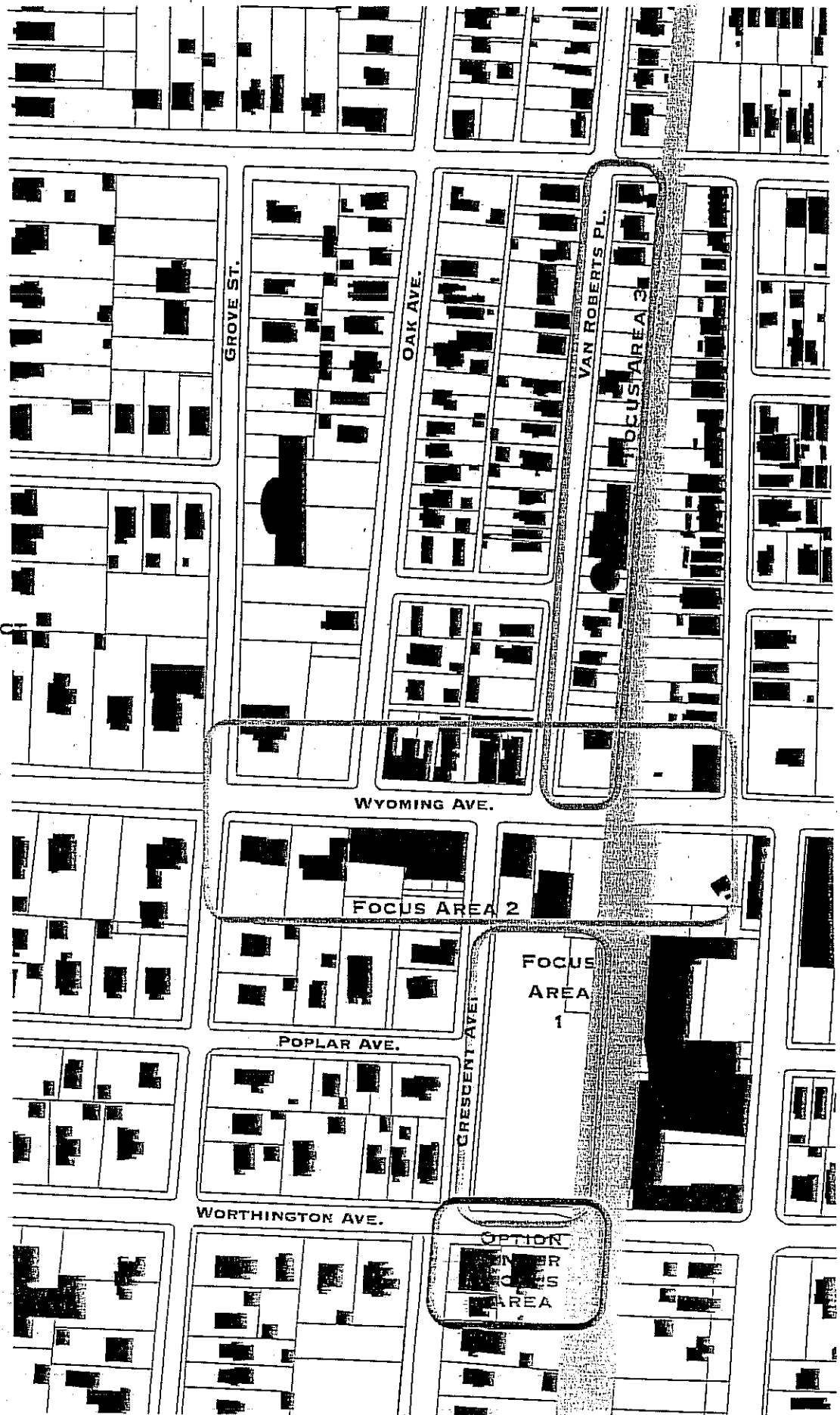







FIGURE 2

FOCUS AREA 1

-  CRESCENT PARK
EXISTING AREA
-  1A. FORMER WOODRUFF
PROPERTY- NEW PARK
-  1B. NEW PARKING LOT
-  LOCATION OF POSSIBLE
CLOSING OF
RR CROSSING
-  OPTION FOR PARK
EXPANSION AFTER
CLOSING RR
CROSSING

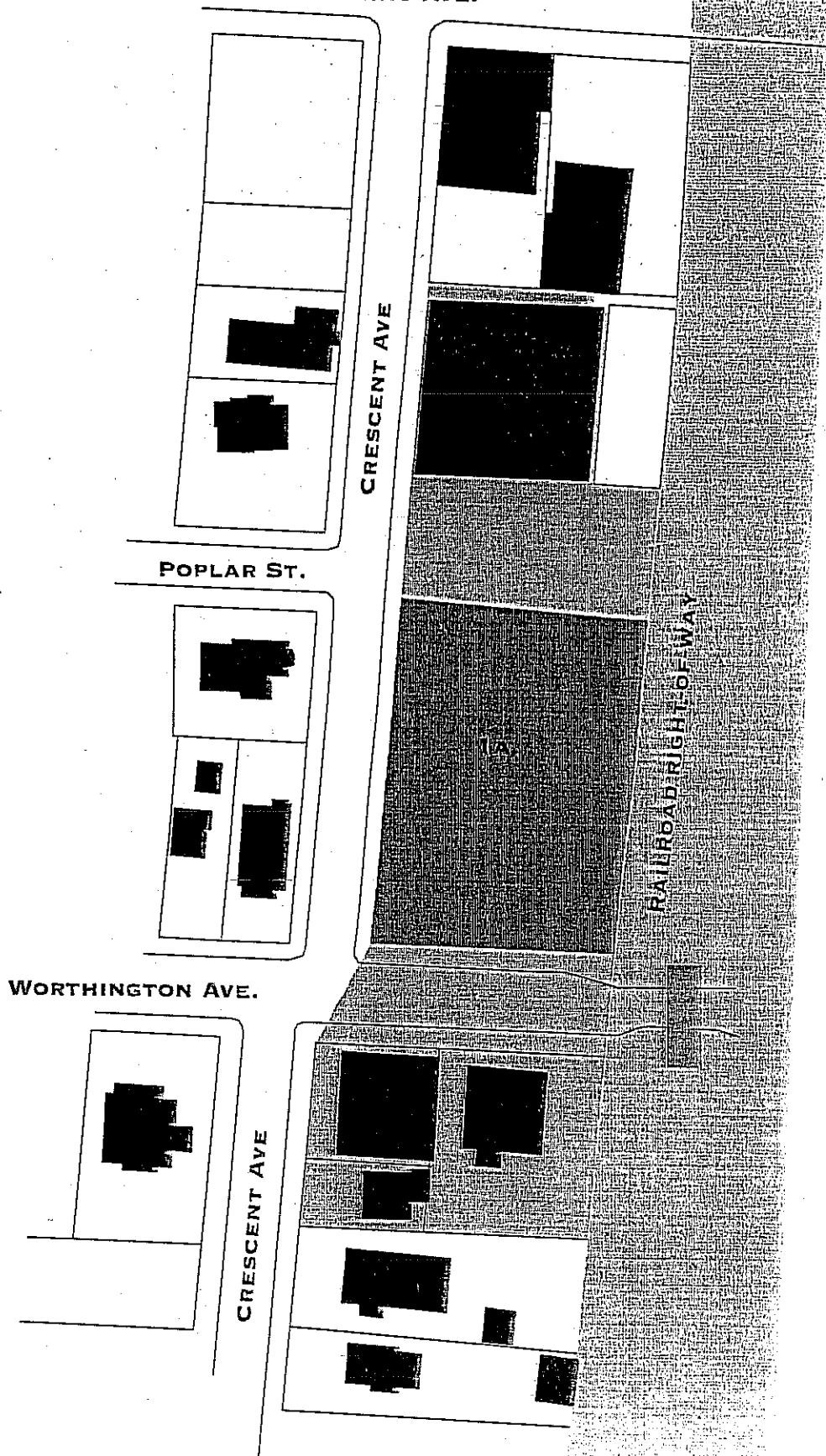
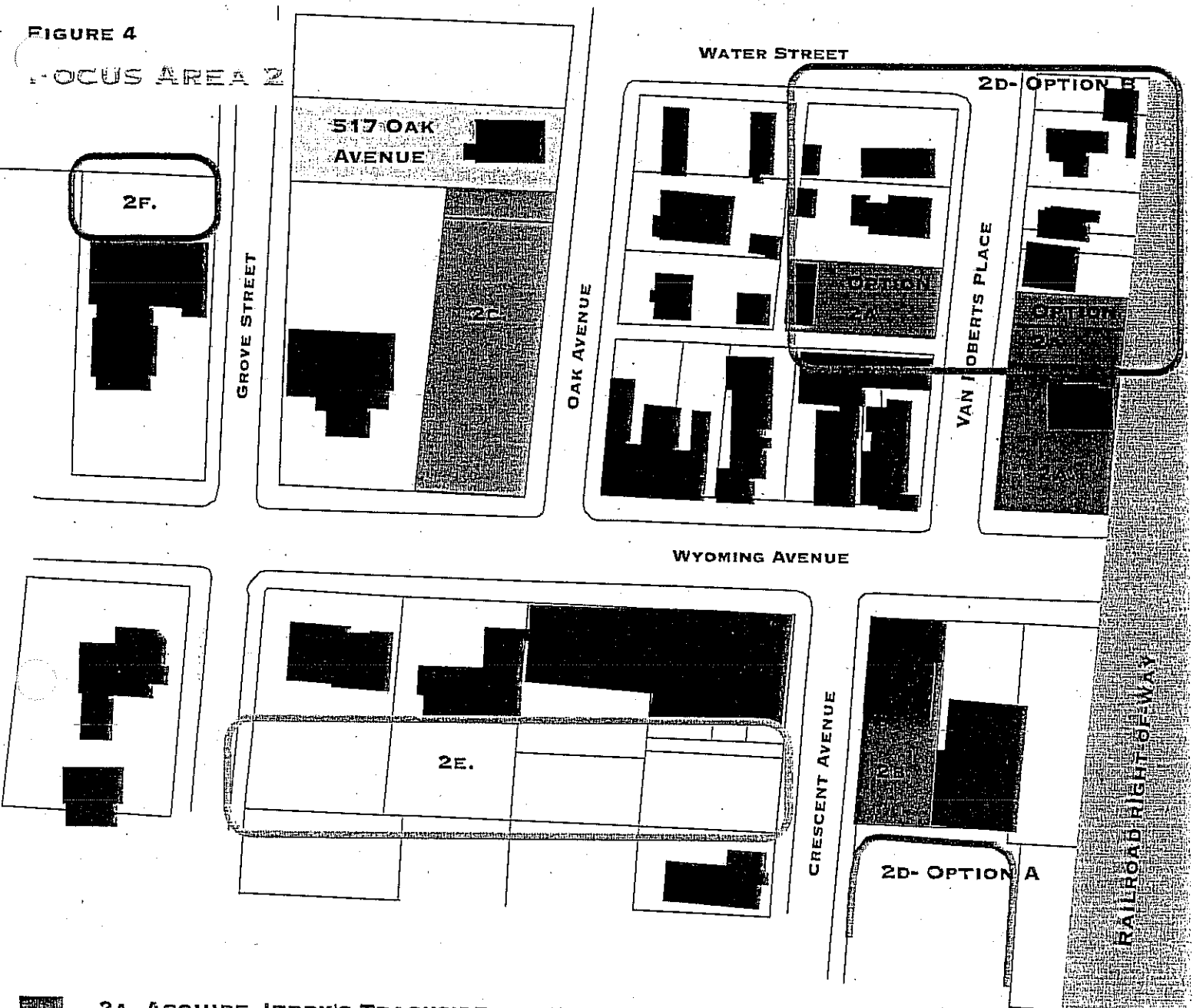


FIGURE 4
FOCUS AREA 2



**2A. ACQUIRE JERRY'S TRACKSIDE
PROPERTY FOR NEW RETAIL
DEVELOPMENT**



**OPTION 2A: ACQUIRE PARCELS FOR
NEW PARKING LOTS (514, 516
VAN ROBERTS AND OPPOSITE LOT)**



**2B. ENCOURAGE RENOVATION AND
EXPANSION OF 515 WYOMING AVE.**



**2C. FOCUS ON THE GREEN AS
CIVIC SPACE**



OPTION: ACQUIRE 517 OAK

**2D. CREATE A REGIONAL BIKE TRAIL HUB
(OPTION B SHOWN).**



2E. EXPAND PARKING.



**2F. ENCOURAGE EXPANSION OF
THE WYOMING ARTS CENTER**

FIGURE 5

OCUS AREA 3



3A. DEMOLISH WATER PLANT

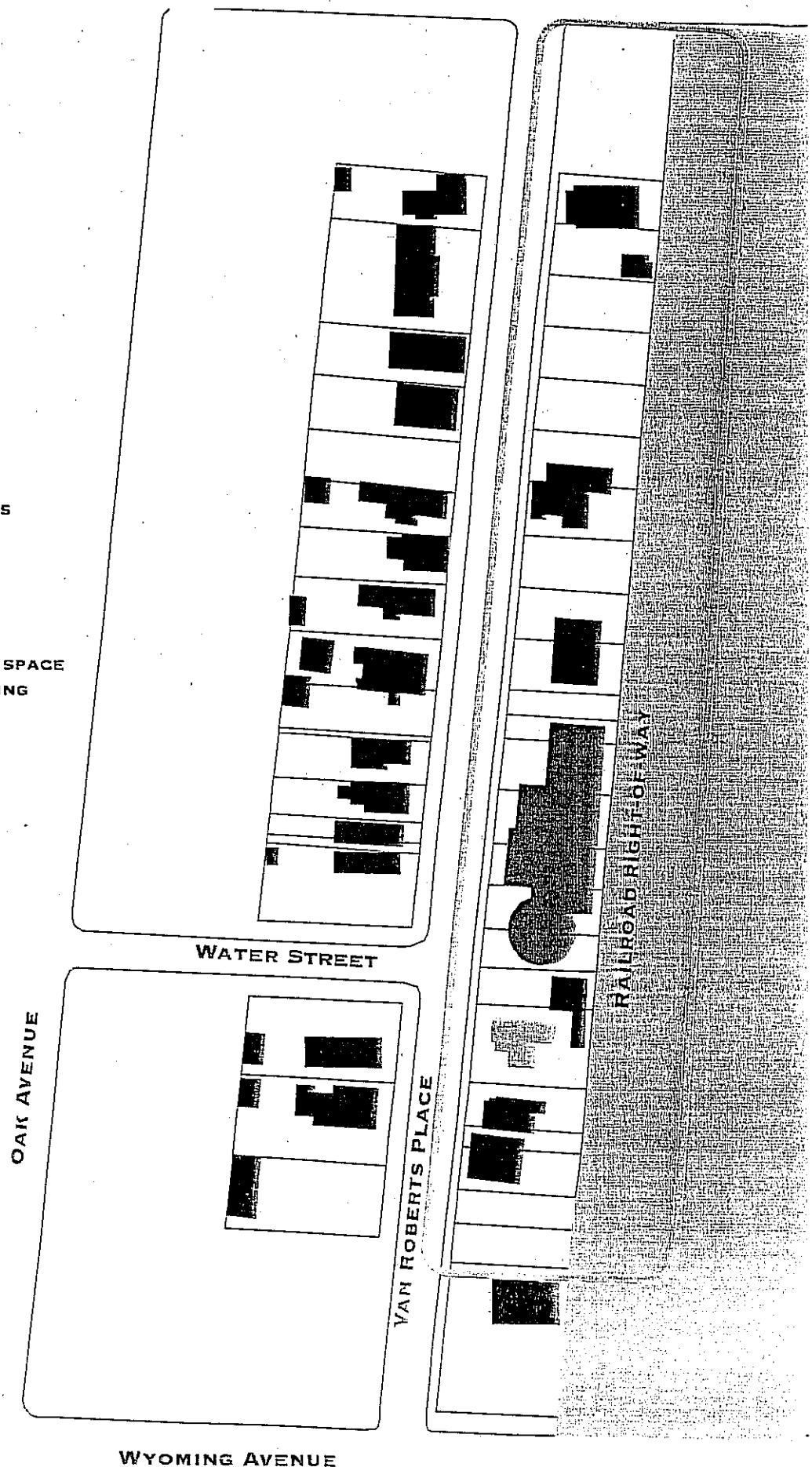


3B. ACQUIRE 520 VAN ROBERTS



OPTION A: DEVELOP AS GREEN SPACE

OPTION B: DEVELOP FOR HOUSING



WYOMING AVENUE

LEGEND

- PROPOSED DRIVE
- PROPOSED DRIVE
- PROPOSED DRIVE
- PROPOSED DRIVE



WILSON AVENUE
STREET LIGHT CONCEPT
 CITY OF CLEVELAND
 HAMILTON COUNTY, OHIO

Comparable landscape design

